BILL GARRETT, Davidson County
Trans:T20100078038 DEEDWARR
Recvd: 12/10/10 13:55 3 pgs
Fees:18.00 Taxes:1011.95
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ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Vlad S. Yanovsky 2913 Kobio Drive Concord, CA 94519	New Owner	Map 141-15-0D Parcel 23.00

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Semyon Yanovsky and Regina Yanovsky (collectively The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Vlad S. Yanovsky (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Phase I, "Sheffield" on the Harpeth, of record in book 6900, Pages 10 and 11, Register's Office for Davidson County, Tennessee

Said Lot No. 23, which is a corner lot, fronts 70.00 feet on the southerly margin of Wexford Point, fronts 80.45 feet on the southwesterly margin of Staffordshire Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 114.34 on the southeasterly line and 113.28 feet on the southwesterly line to a point of intersection.

Being the same real property conveyed to Semyon Yanovsky and Regina Yanovsky by Warranty Deed from Dennis B. Luna of record in Book 8471, page 77, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 7609 Staffordshire Drive, Nashville, Tennessee 37221.

This conveyance is subject to the following:

1. Taxes for the year 2010 and subsequent years.
2. All matters as shown plan of record in book 6900, Pages 10 and 11 and restrictions and covenants of record in Book 6952, Page 900 as amended in Book 7145, page 954, said Register's Office.
3. Plan of record in Book 5200, Page 159, said Register's Office.

(STATE OF TENNESSEE)
(COUNTY OF Davidson)
(
(The actual consideration or value, whichever is greater
(for this transfer is $273,500.00.
(
(
(
(Subscribed and sworn to before me
(this 2nd day of November, 2010.
(
(
(My Commission Expires: My Commission Expires 01/09/2012
(

Affiant

Notary Public

RYAN HUNTER ALLRED
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 2nd day of December, 2010.

Simon Yanovsky
SEMYON YANOVSKY

Regina Yanovsky
REGINA YANOVSKY

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 2nd day of December, in the year 2010, before me Rachel Watts, personally appeared Semyon Yanovsky and Regina Yanovsky, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to this instrument, and acknowledged that they executed it. I declare under penalty of perjury that the person whose name is subscribed to this instrument appears to be of sound mind and under no duress, fraud, or undue influence.

Rachel A. Watts
Notary Public

RACHEL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 07-03-12